



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

78 Spartina Drive

Lymington • SO41 9FE



# 78 Spartina Drive

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An immaculate freehold house benefitting from a south-facing private rear garden, a beautiful conservatory and two allocated parking spaces on a popular development close to Lymington Town Centre.



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£280,000

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## Key Features

- Immaculate and beautifully presented
- Large conservatory overlooking the rear garden
- Fitted wardrobes in bedroom
- Modern fitted shaker style kitchen
- EPC Rating: D (58) Potential: 93
- South facing garden
- Two allocated parking space
- Close proximity to local shops, amenities, and Lymington High Street
- Modern bathroom suite
- Freehold house



# Description

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This immaculate and beautifully presented one-bedroom freehold house offers a perfect blend of comfort, style, and convenience in a highly sought-after area. Boasting a large conservatory that overlooks a south-facing garden, this property is a true gem for anyone looking for a peaceful retreat with plenty of natural light. Ideal for first-time buyers, downsizers, or those seeking a cozy lifestyle, this home offers a modern touch with classic charm throughout.

Step inside to discover a welcoming reception room that seamlessly connects to the large conservatory, creating a bright and airy living space perfect for relaxing or entertaining guests. The spacious conservatory provides stunning views of the garden. The modern fitted shaker-style kitchen is both stylish and functional, boasting contemporary cabinetry and ample storage.

The generously sized bedroom comes complete with fitted wardrobes, offering ample storage solutions without compromising on space. The modern bathroom suite has been thoughtfully updated, delivering a clean and fresh environment with high-quality fittings. Additional features include two allocated parking spaces, adding practicality and convenience to your everyday living.

Beyond the interiors, the south-facing garden is a delightful outdoor space, bathed in sunshine and ideal for gardening enthusiasts or simply enjoying the fresh air in privacy. The

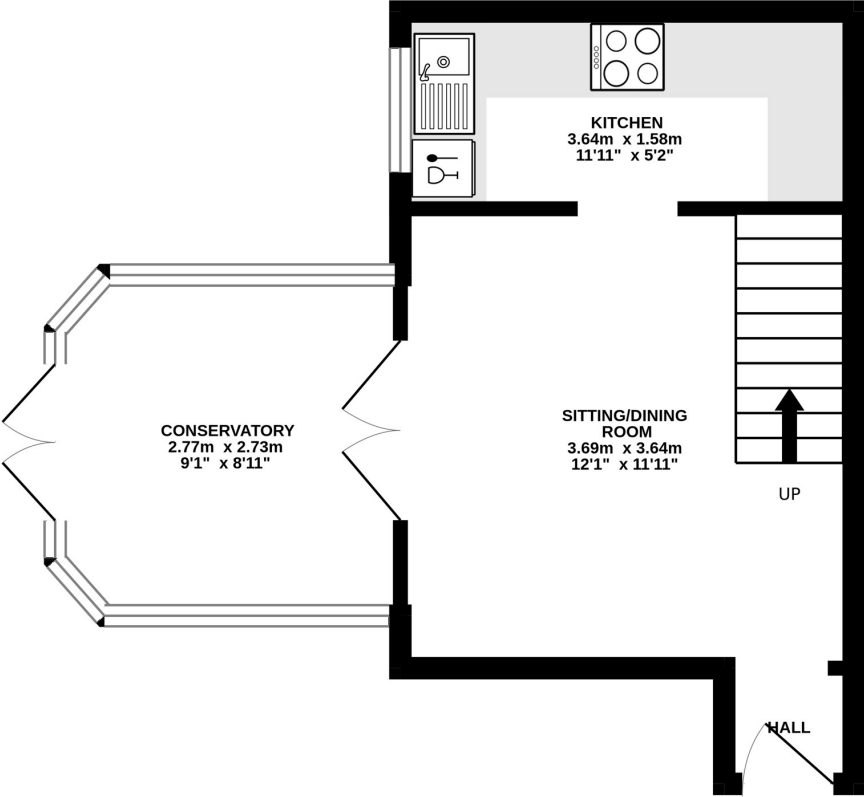
garden's peaceful aspect makes it a perfect sanctuary to relax, entertain or dine alfresco during warmer months.

Spartina Drive is situated within a popular development in Lymington, conveniently located close to Lymington Hospital, Buckland Rings Nature Reserve, Lymington railway station, the town centre, and a wide selection of local pubs and restaurants. Lymington is a charming Georgian market town renowned for its independent boutiques, picturesque cobbled streets leading down to the quay, deep-water marinas, and prestigious sailing clubs. The town also boasts an excellent range of restaurants and shops. The area is surrounded by outstanding natural beauty, including the New Forest National Park, the Keyhaven salt marshes, and the beaches of Milford on Sea. To the north lie the popular New Forest villages of Brockenhurst and Lyndhurst, along with Junction 1 of the M27, providing access to the M3 and onward travel to London. Lymington benefits from a branch line railway service to Brockenhurst station (approximately 5.5 miles), offering a half-hourly mainline service to London Waterloo with an approximate journey time of 90 minutes.

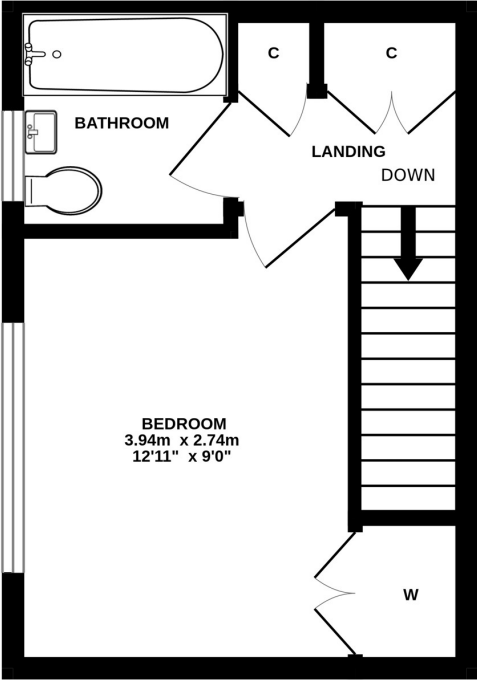
Don't miss the chance to own a beautiful home, combining modern living with a superb location. Its flawless presentation, thoughtful design, and desirable features make this property a fantastic opportunity to secure a charming residence in a thriving community. Contact us today to arrange a viewing and experience firsthand the unique appeal of this wonderful home.

# Floor Plan

GROUND FLOOR  
28.1 sq.m. (302 sq.ft.) approx.



1ST FLOOR  
19.5 sq.m. (210 sq.ft.) approx.



78 SPARTINA DRIVE  
TOTAL FLOOR AREA : 47.6 sq.m. (512 sq.ft.) approx.  
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For more information or to arrange a viewing please contact  
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